

Planning Commission Staff Report

Date: April 21, 2022
Project: Bradford Downs (Preliminary Plat 2021-011)
Applicant: Goodall Homes
Property Owner: Tamera Kay Powers
Location: 228 Mose Chapel Road (North of Mill Road, West of Mose Chapel Road)

Request Summary

This is a request for a preliminary plat for 61 lots on 40.01 acres.



Recommendation

Motion to:

- A. "Approve a sidewalk waiver for a portion of Royal Ascot Drive;" and
- B. "Approve the Preliminary Plat for Bradford Downs (PP2021-011) with contingencies."

Project Request

This is a preliminary plat for the development of 61 lots on 40.01 acres. The applicant is proposing 20 lots to be developed in a portion of the subdivision zoned R-1A (Low Density Residential). The smallest lot is 18,000 square feet and the average lot size is 21,354.95 square feet. The R2 (Medium Density Residential) portion will have 41 lots with smallest lot being 10,500 square feet with an average lot size of 12,847 square feet. The average lots size for the subdivision is 15,633.54. The applicant proposes to construct 9,217 linear feet of new streets. The subdivision will include five common areas that will overlay within a regulatory floodway or serve as detention.

The applicant has requested a sidewalk waiver, which is summarized in the Zoning & Subdivision Compliance section of this report.



General Information

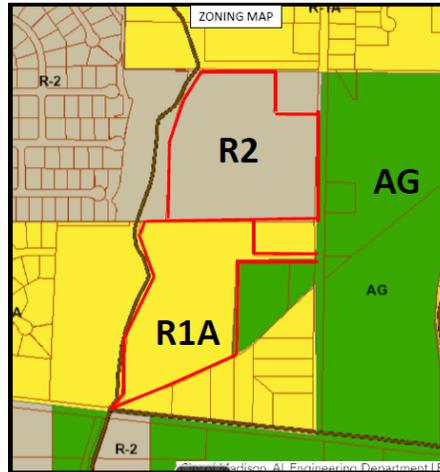
Background:

The Planning Commission approved the Layout Plan on October 21, 2021. It was titled *The Farm at Sunny Oaks* and included 66 lots.

The U.S. Army Corps of Engineers has issued a preliminary jurisdictional determination for the subject property dated March 23, 2022. The letter is consistent with the design presented in this preliminary plat. There are five lots that are not approved for development by the Corps at this time due to wetland conditions. Lots 59-63 are shown as an area of future development, subject to Corps approval.

Future Land Use, Zoning, and Existing Land Uses:

TABLE 1 LAND USE AND ZONING INFORMATION			
Location	Westside Master Plan Map	Zoning	Existing Land Use
Subject Site	PNA (Parks & Natural Area) & MRC (Mixed Residential Conservation)	R-2 (Medium Density) & R-1A (Low Density)	horse farm
North and South of Subject Property	PNA & MRC	R-1A	Residential lots
East of Subject Property	PNA & MRC	R-1A & AG (Agriculture)	Residential lots Vacant Huntsville Utilities lot
West of Subject Property	SSF (Suburban Single Family)	R-1A	Bradford Creek Greenway



Conformance with Long Range Plans:

1. Future Land Use Map
The Future Land Use Map designates the properties RL (Residential Low Density). The R-2 District is more consistent with the RM (Residential Medium Density) land use category. The average lot size in the R-2 section is 14,856 square feet, which is slightly less than the 15,000 square foot threshold for a low density designation. The portion of the project zoned R-1A is consistent with the RL land use designation with zoning and lots sizes.
2. West Side Master Plan
The subject properties have been designated with the PNA and MRC place types. The proposed development is not fully compliant with these place types; however, the proposed project is compliant with the underlying zoning.
3. Growth Plan. Not Applicable
4. Parks & Recreation Master Plan. Not Applicable

Zoning & Subdivision Compliance:

The proposed project complies with all applicable requirements in the Zoning Ordinance.

The applicant is proposing sidewalk on both sides of all streets, except for a portion of Royal Ascot Drive where no subdivision lots are proposed. On this street, the applicant is requesting to put sidewalk along the entire north side, but on the south side only extend the sidewalk to the end of Lot 55. This request requires a waiver by the Planning Commission. Section 6-1-3 (4) of the Subdivision Regulations states that if the waiver is granted the sidewalk installed must be five feet.

Technical Review Committee:

The subject request was reviewed by the Technical Review Committee. The Committee recommends approval of the application with the contingencies provided in Attachment No. 1

Analysis

The subject property includes a narrow strip that extends from the main part of the subdivision east to Mose Chapel Road. A road was required in this location to serve as a second access into the subdivision. There are three private properties along the future road, two of which are developed and front on Mose Chapel Road, that are not part of the subdivision. The waiver request would provide for a sidewalk on the north side but not require the subdivision to construct approximately 546 linear feet of sidewalk on the south side. The subdivision would construct approximately 162 linear feet of sidewalk on the south side adjacent to proposed Lot 55. Staff recommends approval of the request to not require a sidewalk along the entirety of the south side of Royal Ascot Drive with the stipulation that the sidewalk on the north side be five feet wide.

The preliminary plat meets all other applicable regulations and staff recommends approval.

Attachments

1. Recommended Technical Review Committee Contingencies for Bradford Downs/Preliminary Plat
2. Preliminary Plat dated and received April 13, 2022
(If viewed electronically from a link on the published agenda, this attachment can be found by clicking on the title of the project name listed on the agenda)

Attachment No. 1

Recommended Technical Review Committee Contingencies
Bradford Downs Preliminary Plat

Engineering Department

1. Extend sidewalks on both sides along Royal Ascot Drive to Mose Chapel, unless a waiver is approved.
2. A copy of the ADEM permit is required before Prelim Plat will be signed.